



125902 10/11/2017

NOTICE OF TAX FORECLOSURE SALE

Under and by virtue of a Judgment entered in the action entitled "County of Durham and City of Durham vs. Garey R. Cooke, et als, " File No. 21-CVD-3944, the undersigned Commissioner will, on the 12th day of April, 2022, offer for sale and sell for cash, to the last and highest bidder at public auction, at the Durham County Justice Center, 510 South Dillard Street, in Durham, North Carolina, at 12:00 o'clock, Noon, the following described real property, lying and being in the County of Durham, State of North Carolina, and more particularly described as follows:

ESTIMATED MINIMUM BID \$ 4,086.00

TRACT ONE: 2711 Broad Street

Durham County Tax Parcel ID 125902

(Former Tax Parcel ID 296-04-017)

Durham County GIS PIN No. 0823-19-62-8104

BEGINNING at a stake on the west side of Broad Street (formerly known as Newton Road), said stake being the northeast corner of Lot 79 (Section a), and shown on the plat hereinafter referred to; thence with the northern line of said Lot 79 (Section a), North 64 34' 47" West 140 feet to a stake on the east side of a 16-foot-wide alley; thence with the east side of said alley, North 25 25' 13" East 75 feet to a stake in the southwest corner of Lot 81 (Section a); thence with the southern line of said Lot 81 (section a), South 64 34' 47" East 140 feet to a stake on the west side of Broad Street; thence with the west side of Broad Street, South 25 25' 13" West 75 feet to a stake, the point and place of

BEGINNING, and being all of Lots 80 (a & b sections) and all of Lot 81 (section b only), of LOCKELAND, as per plat and survey thereof now on file in Plat Book 6B at page 159 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same. This is the same identical property that was conveyed to W.B. Cooke and wife Mary H. Cooke by deed recorded in Book 339 at page 339, Durham County Registry. William B. Cooke died March 5, 1994 (Estate File 94-E-370, Durham County Clerk), survived by Mary H. Cooke. Mary H. Cooke died testate on February 11, 2015, and her will, probated in Estate File 15-E-526, Durham County Clerk, devised this property to Garey R. Cooke and Beverly Cooke Jones.

This sale will be made subject to city and county property taxes for the year 2022 and subsequent years and all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause. A deposit of ten percent (10%) of the successful bid will be required.

This the 22nd day of March, 2022.

R. Douglas Davis, Commissioner
3600 N. Duke Street, STE 110
Durham, NC 27704-1709
Phone: 919-477-0280